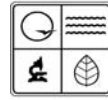


# Renaissance Grand and Suites Hotels Phoenix Award 2004

800 Washington Avenue, St. Louis



Missouri  
Department of  
Natural Resources

## BACKGROUND

This hotel, designed by George C. Post, was built in 1917 as the fourth member of the Statler chain. At that time, it was one of the grandest hotels in the city and the first in the country to be air conditioned.

In 1966 the building was renamed the Gateway Hotel. Over the next two decades the hotel, like many surrounding buildings in the neighborhood, suffered from neglect. It closed for renovations in 1987, and never reopened. With the opening of the Convention Center just across the street in 1995, a need for increased nearby hotel space arose. Gateway became an obvious choice for renovation.



Photo Courtesy of <http://www.builtstlouis.net>



## CONTAMINANTS

Asbestos, lead and lead-based paint contaminated the building, in addition to small quantities of other hazardous substances.



## **ASSISTANCE**

The Renaissance Grand was approved for \$6,450,000 in Brownfields State Remediation Tax Credits and \$6,179,836 in State Historic Restoration Tax Credits.

## **PROTECTION**

Asbestos containing insulation, floor tile and other asbestos containing materials were removed from all structures. 113 tons of lead-treated subsurface materials were removed to a depth of 15 feet.

## **INVESTMENT AND RESULTS**

Total investment on the site was \$292 million. 550 jobs were created and an additional 400 jobs are expected to be created. The City of St. Louis invested \$17 million in streetscape and infrastructure improvements on Washington Avenue. An estimated additional \$101+ million is expected to be invested in renovation of other buildings along this Avenue.

## **TIMELINE**

Application Received: 24 May 1999  
RAP Approved: 10 March 2000  
Remediation Started: 22 June 2000  
Completion Certificate: 24 September 2004

## **REDEVELOPMENT SUMMARY**

The Statler Hotel has been combined with the Lennox Hotel next door to become the Renaissance Grand, which is owned by Marriott International. The hotel boasts 23 floors containing 875 guest rooms, 43 suites, 30 meeting rooms with 70,000 square feet of meeting space, 4 concierge levels and 3 onsite restaurants.

